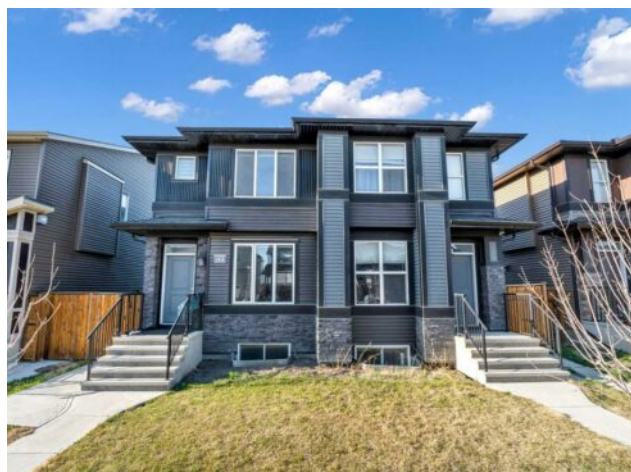


## 188 Corner Meadows Way NE Calgary, Alberta

**MLS # A2216045**



# \$569,000

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 188 Corner Meadows Way NE – A Stunning 3-Bedroom Home in Desirable Cornerstone! This beautifully upgraded 2-storey home offers 1,579+ SqFt above grade, 3 bedrooms, 2.5 bathrooms, and a double detached garage with alley access. Located just steps from the future CBE school and Cornerstone Cricket Field, this property blends modern finishes with family-friendly functionality. Property comes with the Heat pumps act as an air conditioner when it's hot and a heater when it's cold. The main floor features a bright and open floor plan with high ceilings, pot lights, and large windows that fill the home with natural light. The spacious front living room flows into a central family room and dedicated dining area—perfect for entertaining. The gourmet kitchen is finished with quartz countertops, stainless steel appliances, gas stove, full-height cabinetry, herringbone tile backsplash, a central island, and a walk-in pantry. A rear mudroom with built-in storage and a 2pc powder room complete the main level. Upstairs, find 3 well-sized bedrooms, including a primary suite with a walk-in closet and 4pc ensuite featuring a walk-in shower. Bedrooms 2 and 3 also have walk-in closets and share a full 4pc bathroom with a tub/shower combo. The upper-level laundry room offers added convenience with shelving for storage. The unfinished basement includes rough-in plumbing and is ready for future development. Outside, enjoy the fully fenced, no-maintenance backyard with a concrete patio and access to the double garage. Street parking is available out front, and a charming front porch offers the perfect spot to relax. Key Features: ? 3 Bedrooms | 2.5 Bathrooms ? Quartz Counters & Gas Stove ? Walk-In Closets in All Bedrooms ? Upper-Level Laundry ? Rear Mudroom & Private Backyard ? Detached Double Garage | Alley Access ? Across

from Future School & Park Don't miss this incredible opportunity in one of NE Calgary's most exciting new communities. Book your private showing today!